



Hot Wells, £325,000

- Detached three-bedroom home
- Beautiful rural views over open countryside
- Ideal for equestrian or smallholding use
- Stable block and paddock areas
- Peaceful yet convenient location near Bridgend
- EPC Rating: E



 3  1  2



About the property

Set amidst the rolling hills of Llangeinor, Bridgend, this delightful detached three-bedroom property offers an exceptional opportunity to enjoy a peaceful rural lifestyle with all the comforts of modern living. Surrounded by open countryside, the home enjoys breathtaking panoramic views and a true sense of privacy and space.

The accommodation is well-presented and generously proportioned, featuring a welcoming entrance hall, a bright and airy living room with feature fireplace, a spacious kitchen/dining area ideal for family gatherings, and three comfortable bedrooms. Each room takes advantage of the property's beautiful outlook, creating a light and inviting atmosphere throughout.

Set within a manageable smallholding, the grounds include well-kept gardens, paddock areas, and a stable block, making it ideal for equestrian enthusiasts or those looking for a small-scale rural venture. Ample off-road parking and scope for further enhancement (subject to consent) complete this appealing package.

Perfectly positioned on the outskirts of Llangeinor, this home offers the best of both worlds — peaceful country living within easy reach of Bridgend town centre and major transport links.





Accommodation

Agents Notes

It is our understanding that the Property is not registered at the Land Registry which is the case with a significant proportion of land across England and Wales. Your conveyancer will take the necessary steps and advise you as to time-frames for registration.

Ground Floor

Entrance Porch

Reception Room

11' 9" Max x 24' 4" Max (3.58m Max x 7.42m Max)

Kitchen

6' 6" x 14' 6" (1.98m x 4.42m)

Bathroom

First Floor

Landing

Bedroom One

12' 2" Max x 12' 1" Max (3.71m Max x 3.68m Max)

Bedroom Two

9' 1" x 13' (2.77m x 3.96m)

Bedroom Three

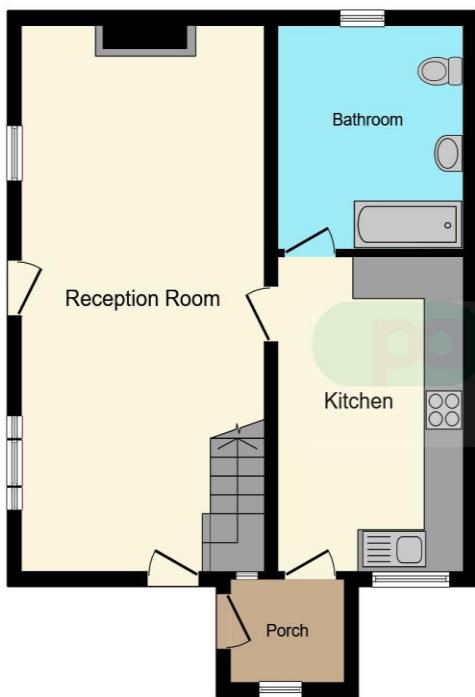
10' 9" x 10' 8" (3.28m x 3.25m)

01656 657201

bridgend@peteralan.co.uk

pa peter
alan

Floorplan



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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